

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 13

PLANNING APPLICATIONS COMMITTEE: 18 July 2018

Ward: Kentwood

App No.: 180867/REG3

Site Address: 773 Oxford Road, Reading

Proposal: Part retrospective: Single storey rear extension

Applicant: Reading Borough Council Property Services

Date valid: 25th May 2018

Target Determination Date: 20th July 2018 (agreed extension to 27th July 2018)

RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services to GRANT Full Planning Permission subject to no substantive new objections being received by 24rd July 2018.

Conditions:

1. Time limit for implementation
2. Materials to match
3. Approved plans

Informatives:

1. Terms and conditions
2. Building control
3. Encroachment
4. Positive and proactive

1. INTRODUCTION

1.1 The application relates to a two storey semi-detached dwelling located on the south west side of Oxford Road. The surrounding area is predominantly residential, with this part of Oxford Road comprised mainly of semi-detached and terraced dwellings, many of which have been extended.

1.2 This minor application is reported to Planning Applications Committee as Reading Borough Council is the applicant.

Location Plan (Not to scale)



2. PROPOSAL

- 2.1 The proposal seeks planning permission for a single storey rear extension. The extension would have a depth of 1m and width of 4.2m. The roof would be pitched and hipped back towards the main dwelling, measuring 2.2m to the eaves and 3.5m at its highest point. The external materials proposed would match those of the host property. As it was noted on the site visit that works had started the description of the development has been changed to record that the application is part retrospective.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

- 4.1 Public consultation
No's 771 and 775 Oxford Road have been notified of the application and a site notice has also been displayed at the site.

No neighbour letters of representation have been received at the time of writing this report.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan

unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

- 5.2 The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

National Planning Guidance

National Planning Policy Framework: Chapter 7. Requiring Good Design

Reading Borough Local Development Framework Core Strategy (2008) Policies

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012) Policies:

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

6. APPRAISAL

Design, impact on the host dwelling, character of the area and street scene

- 6.1 Due to its modest scale, the overall increase in the actual footprint of the dwelling would not be unduly excessive. The extension would be subservient to the host property with materials to match which is appropriate. Sufficient amenity space would remain about the dwelling such that the extension would not result in a cramped appearance nor unacceptable loss of amenity space. Given its location at the rear of the property, and not readily visible from the public domain, the extension is not considered to result in any adverse effect on the either the character of the host property or the visual amenities of the wider area.
- 6.4 The proposal is therefore considered to be in accordance with Policy CS7 of the Core Strategy 2008 (altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on neighbouring amenity

- 6.5 The neighbouring properties potentially affected by the proposals are No's 775 and 771 Oxford Road, located to the north west and south east of the site respectively.
- 6.6 There would be a distance of at least 1.5m to both common boundaries and the extension would not breach a 45 degree line to any neighbouring

habitable room window. Whilst visible, the extension would be modest in scale and is not considered to result in any adverse effect in terms of loss of light, privacy or overbearing impact.

- 6.8 The proposal is therefore considered to be in accordance with Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. CONCLUSION

The proposed development is considered acceptable in planning terms and for the reasons given above.

Plans:

Drawing No: Location Plan OXR-L1

Drawing No: Block Plan OXR-BP1

Drawing No: Site Plan Proposed OXR-SP2

Drawing No: Ground Floor Plan Proposed OXR-AP2A

Drawing No: Rear and Side Elevations Proposed OXR-E2A

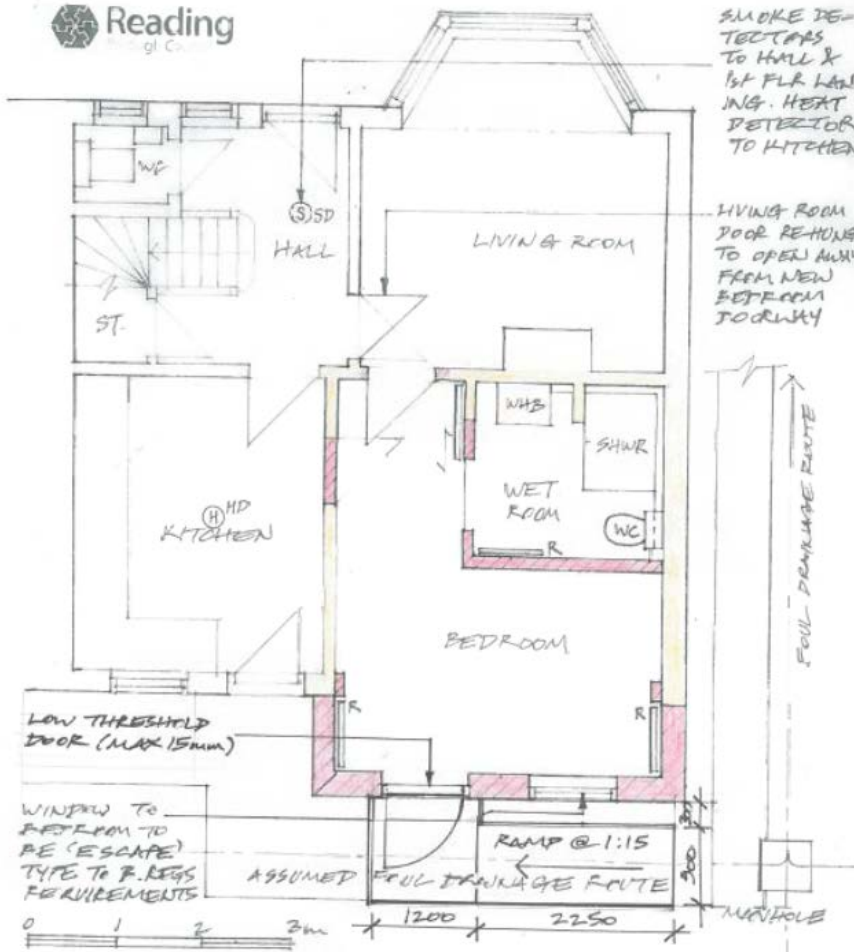
Received 25th May 2018

Case Officer: Ethne Humphreys



Proposed Block Plan

TTS OXFORD ROAD, LEADING RG30 6TU



PROPOSED EXTENSION -
GROUND FLOOR PLAN SCALE 1:50 OCT '17

DGN. OXR - AP2A REC PROPERTY SERVICES

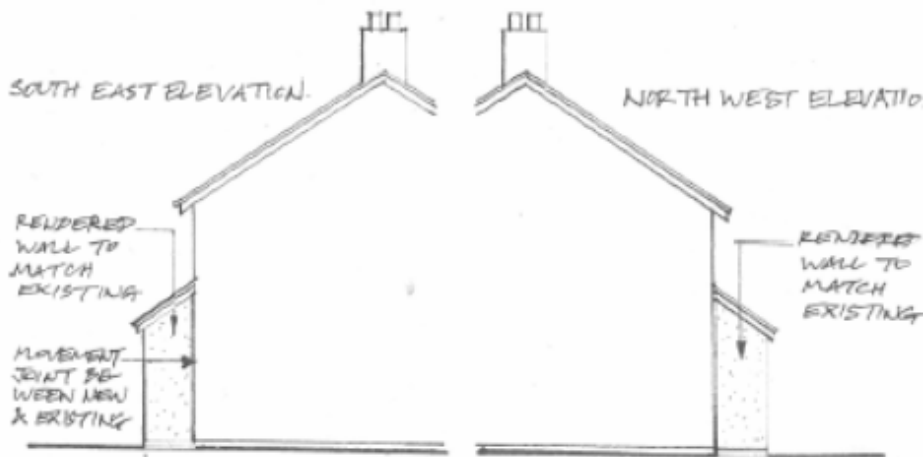
REV A (23.5.18): DOOR INSTEAD OF WINDOW TO BEDROOM.

Proposed Floor Plan

773 OXFORD ROAD, READING RG30 6TU



PROPOSED REAR ELEVATION



ELEVATIONS AS PROPOSED 0 1 2 3 4 5m

DRG N. OXR-E2A OCTOBER 2017 1:100

Reading RBC PROPERTY SERVICES

Proposed Elevations